



# County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
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WILLIAM T FUJIOKA  
Chief Executive Officer

July 20, 2010

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:  
CASTAIC SPORTS COMPLEX POOL PROJECT  
APPROVE CAPITAL PROJECT AND BUDGET  
SPECS. 6996; CAPITAL PROJECT 69557  
(FIFTH DISTRICT) (3 VOTES)**

**SUBJECT**

Approval of the recommended actions will allow the Department of Public Works to proceed with preliminary design documents for the proposed Castaic Sports Complex Pool Project.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Approve the Castaic Sports Complex Pool Project, Capital Project No. 69557, and total budget of \$13,000,000.
2. Approve and authorize the Director of Public Works or her designee to execute an agreement with J.C. Chang & Associates to provide the preliminary design or "scoping" documents necessary to issue the design-build Request for Proposal and provide support services for a not-to-exceed fee of \$245,840 for the Castaic Sports Complex Pool Project.

Board of Supervisors  
GLORIA MOLINA  
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MARK RIDLEY-THOMAS  
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Third District

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Fifth District

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### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will allow the Department of Public Works (Public Works) to proceed with the scoping documents, environmental review, and selection of a design-builder for the Castaic Sports Complex Pool Project.

The proposed project, located at the Castaic Sports Complex, 31230 Castaic Road, Castaic will include new construction of an approximately 8,000-square-foot pool building with restrooms, changing rooms, staff offices, and storage and utility rooms; an outdoor recreational swimming pool; a shallow swimming pool with combined splash pad; and associated site improvements, including parking, walkways, fencing, landscaping, grading, and underground utilities. In addition, the project will include off-site road improvements, including construction of curb, sidewalk, and lighting along Castaic Road. The proposed project will also include removal of abandoned natural gas, oil, and water lines located within the project site.

The project will be completed using the design-build project delivery method. Under the recommended agreement, J.C. Chang & Associates (J.C. Chang) will prepare the scoping documents and provide support services for a not-to-exceed fee of \$245,840.

In February 2010, Public Works retained Parsons to provide environmental documentation services for Castaic Sports Complex Pool Project. Following completion of the environmental documentation and Request for Proposal (RFP) process for the design-build procurement, tentatively scheduled for July 2011, we will return to your Board with recommendations to approve the environmental documents and to award the design-build contract.

### **Sustainable Design Program**

The proposed project will support your Board's Policy for Green Building/Sustainable Design Program by utilizing durable construction materials and finishes to reduce ongoing maintenance and extend the useful life of the facility; using building materials that are composed of recycled materials to reduce the demand for new building materials and divert waste from landfills; incorporating design features that will optimize energy and water use efficiency, and improve indoor environmental quality.

### **Implementation of Strategic Plan Goals**

The proposed project supports the County's Strategic Plan Goal of Operational Effectiveness (Goal 1); Children, Family, and Adult Well-Being (Goal 2); and Community and Municipal Services (Goal 3), by investing in public infrastructure that will enhance recreational opportunities for County residents.

### **FISCAL IMPACT/FINANCING**

The total project cost, including scoping documents, consultant services, plan check, design-build contract, civic art allocation, miscellaneous expenditures, and County services, is currently estimated at \$13,000,000. Sufficient appropriation is available in the Fiscal Year 2010-11 Capital Projects/Refurbishment Budget under the Castaic Sports Complex Pool Project, Capital Project No. 69557 to fully fund the project. The Project Schedule and Budget Summary are included in Attachment A.

The proposed project is funded with \$10,350,000 of Enhanced Unincorporated Area Services (Proposition 62) funds and \$2,650,000 of Park-in-Lieu Fees – Accumulated Capital Outlay Funds (Quimby).

### **Operating Budget Impact**

Following completion of the project, the Department of Parks and Recreation (Parks and Recreation) anticipates one-time, start-up costs of approximately \$34,000 for equipment and \$841,000 in annual ongoing operating costs for recreation and maintenance staff and supplies. Parks and Recreation will work with the Chief Executive Office to confirm the appropriate level of funding and request one-time and ongoing funds in the Parks and Recreation Fiscal Year 2013-14 Proposed New Facilities request.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

J.C. Chang updated the facility program for the project that was previously completed in May 2008 to accommodate the current available budget, jurisdictional requirements, and Parks and Recreation's operational and functional needs.

Pursuant to your Board's Civic Art policy adopted on December 7, 2004, the Castaic Sports Complex Pool Project budget includes 1 percent of design and construction costs to be allocated to the Civic Art Fund.

On June 17, 2008, your Board approved the County's use of design-build contracting authority as an option for applicable County construction projects in excess of \$2,500,000. In addition to expediting the project completion, the design-build project delivery method will provide a more collaborative approach that may result in reduced costs and a better design quality.

While the scoping documents are being finalized for the Project, Public Works will issue the first part of the RFP to prequalify prospective design-build firms. Following completion of the scoping documents, the second part of the RFP will be issued to select the design-builder for the project.

The first part of the RFP anticipated to be released in September 2010, will require prospective design-build firms to submit responses to a standardized prequalification questionnaire regarding their experience, qualifications, and capacity to perform the work for the project.

For this project, the RFP will specify that only the three highest-scoring, prequalified proposers identified by the evaluation committee will be invited to participate in the second part of the RFP for submission of technical and cost proposals for the project. The second part of the RFP is anticipated to be released in February 2011. After the receipt of technical and cost proposals, each proposal will be scored and ranked by the evaluation committee based on the requirements identified in the RFP, and the design-builder with the best value proposal will be selected. The enabling legislation allows the County to negotiate project terms with the identified best value proposer prior to contract award. Following these negotiations, we will return to your Board with a recommendation regarding award of a design-build contract.

Under the design-build process, the County has the opportunity to use all aspects of all submitted proposals by paying a stipend to each qualifying proposer that is not selected for contract award, as provided for in the second part of the RFP. A stipend constitutes payment by the County for the right to use the information and ideas contained in the proposals in the final project design. The proposed stipend for this project has been set for a not-to-exceed amount of \$40,000 to be paid to each qualifying proposer (a maximum of two) that is not selected for contract award. The proposer receiving the contract shall not be entitled to a stipend. However, should the County decide not to award the contract after proposals have been submitted, every responsive, qualifying proposer (a maximum of three) shall be awarded a stipend in the stated amount.

The RFP contains terms and conditions supporting your Board's ordinances, policies, and programs, including, but not limited to, County's Greater Avenues for Independence and General Relief Opportunities for Work Programs (GAIN/GROW).

Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code, Chapter 2.202; the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and the standard Board-directed clauses that provide for contract termination and renegotiation.

The design-build RFP will be in a form previously approved as to form by County Counsel.

### **ENVIRONMENTAL DOCUMENTATION**

It can be seen with certainty that approval of the recommended administrative actions will have no potential environmental impact and accordingly are not subject to California Environmental Quality Act (CEQA). The appropriate environmental documentation for the proposed project will be provided for your Board's consideration when we return to your Board to request the award of a design-build contract.

### **CONTRACTING PROCESS**

The RFP process for the design-build procurement shall be conducted in accordance with the design-build policy established by your Board on June 17, 2008.

On December 11, 2008, an RFP was issued to ten firms recommended by the Architectural Evaluation Board to provide design-build scoping documents and support services for the Castaic Sports Complex Pool Project. Two firms submitted proposals that were evaluated by a panel of members from Public Works, Chief Executive Office, and Parks and Recreation. Based upon technical expertise, proposed work plan, experience, personnel qualifications, and understanding of work requirements, J.C. Chang was selected as the best qualified firm to provide the recommended services for the project. The evaluation was done without regard to race, creed, color, or gender.

J.C. Chang has agreed to provide the recommended services for a not-to-exceed fee of \$245,840. This fee includes preparation of scoping documents, support services, and additional/reimbursable services. The support services portion of the fee for J.C. Chang will include evaluation of the technical and cost proposals and review of the design-builder's design and construction documents for conformance with the scoping

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documents. The fee for additional/reimbursable services will only be used if additional work is requested and approved by Public Works.

J.C. Chang's Community Business Enterprise participation data, and three-year contracting history with the County are on file with Public Works.

Parsons was contracted to provide environmental documentation services for this project through a Board approved as-needed construction project management contract.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the recommended actions will have no impact on current County services or projects.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Parks and Recreation; and Public Works, Project Management Division I.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:GF:SK  
DJT:AC:zu

Attachment

c: Executive Office, Board of Supervisors  
Arts Commission  
County Counsel  
Parks and Recreation  
Public Works

July 20, 2010

**ATTACHMENT A**

**DEPARTMENT OF PUBLIC WORKS:  
CASTAIC SPORTS COMPLEX POOL PROJECT  
ESTABLISH CAPITAL PROJECT  
APPROVE PROJECT BUDGET  
SPECS. 6996; CAPITAL PROJECT 69557**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Facility Program	09/30/09*
Scoping Document Contract Award	07/20/10
Prequalify Design-Builders	10/30/10
Project Scoping Documents	12/31/10
Environmental Documentation	01/31/11
Award Design-Build Contract	07/31/11
Construction Documents	01/31/12
Jurisdictional Approvals	04/30/12
Construction Start	05/01/12
Substantial Completion	10/31/13
Final Acceptance	12/31/13

\*Actual Completion Date.

## II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Design-Build Contract	\$ 9,220,000
Change Orders	920,000
Underground Pipeline Removal	90,000
Telecomm Equip – Affixed to Building	50,000
Civic Arts	95,000
Other: Utility Connections	85,000
Other: Stipend for the 2nd and 3rd Design-Build Proposers	80,000
Subtotal	\$10,540,000
Programming/Development	\$ 67,000
Plans and Specifications (scoping documents and support)	\$ 246,000
Consultant Services	
Hazardous Materials	\$ 10,000
Geotechnical/Soils Report, Soil Testing, and Inspection	100,000
Material Testing	90,000
Cost Estimating	20,000
Topographic Surveys	20,000
Environmental	115,000
Move Management	0
Equipment Planning	0
Other: Geophysical Survey and Potholing	33,000
Other: Hydrology Study	15,000
Other: CEQA Mitigation Monitoring	30,000
Other: Commissioning	30,000
Other: Pool Consultant	0
Other: Gordian Group	3,000
Subtotal	\$ 466,000
Miscellaneous Expenditures	\$ 21,000
Jurisdictional Review/Plan Check/Permits	\$ 69,000
County Services	
Code Compliance and Quality Control Inspections	\$ 334,000
Design Review	71,000
Design Services	0
Contract Administration	170,000
Project Management	896,000
Project Management Support Services	0
ISD ITS Communications	20,000
Project Security+	0
Project Technical Support	85,000
Office of Affirmative Action	15,000
County Counsel	0
Subtotal	\$ 1,591,000
<b>TOTAL</b>	<b>\$13,000,000</b>